

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 11, 2012, After 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Young Kim, Commissioner
Daniel Suh, Commissioner
Vacant, Commissioner

James K. Williams, Commission Executive II

(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 4 and 5.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest:

- Cornfield Arroyo Seco Specific Plan (CASP) Presentation – Claire Bowin

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – August 28, 2012

3. **APCC-2012-846-ZC**

CEQA: ENV-2012-845-ND

Plan: Hollywood

Council District: 5 – Koretz

Expiration Date: 9-11-12

Appeal Status: Appealable
by applicant if disapproved in
whole or in part

PUBLIC HEARING – Completed on July 25, 2012

LOCATION: 939 - 969 N. LA BREA AVENUE

PROPOSED PROJECT:

A change of zone on the subject property from MR1-1 to (Q)M1-1 to permit the continued use and maintenance of a one-story with mezzanine, 10,707 square-foot mattress store on an approximately 19,321 square-foot lot. The existing store includes 9,100 square feet on the ground floor and 1,007 square feet on the mezzanine, and has 37 on-site parking spaces. No new construction or changes to the existing land use are proposed.

REQUESTED ACTION:

1. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from the M1-2D to (Q)M1-1 Zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration No. **ENV-2012-845-ND** for the proposed project.

Applicant:

Bradley Parker, Bank of America, US Trust

Representative: Andrew Fogg, Cox, Castle & Nicholson, LLP

RECOMMENDED ACTION:

1. Disapprove the request as filed.
2. Approve a Zone Change from the M1-2D to (T)M1-2D Zone.
3. Adopt the Findings.
4. Adopt Negative Declaration No. **ENV-2012-845-ND**.

Staff:

Jeffrey Pool (213) 473-9987

4. **ZA-2011-1100-CUB-CU-1A**
CEQA: ENV-2011-1101-MND
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: 10-27-12
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 661 - 663 S. HARVARD BOULEVARD #200
3630, 3636 W. WILSHIRE BOULEVARD #200

REQUESTED ACTION:

An Appeal of the Zoning Administrator's decision to deny a Conditional Use, pursuant to the provisions 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with a proposed 5,168 square-foot karaoke lounge with a total of 22 rooms seating 123 patrons with hours of operation from 10 a.m. to 2 a.m. daily; to deny a Conditional Use, pursuant to the provisions of Section 12.24-W,27 of the Code, to permit deviations from the operating hours established by Section 12.22-A,23 of the Code for a commercial corner/mini-shopping Center; and to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration No. **ENV 2011-1101-MND** as the environmental clearance for this action.

Applicant: Chul Shin, Myung Dong Kyoja
Representative: Steve S. Kim, GSD Partners
Appellant: Same

RECOMMENDED ACTION:

1. Deny the appeal.
2. Sustain the Zoning Administrator's decision to deny a Conditional Use, pursuant to the provisions 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with a proposed 5,168 square-foot karaoke lounge with a total of 22 rooms seating 123 patrons with hours of operation from 10 a.m. to 2 a.m. daily.
3. Deny a Conditional Use, pursuant to the provisions of Section 12.24-W,27 of the Code, to permit deviations from the operating hours established by Section 12.22-A,23 of the Code for a commercial corner/mini-shopping Center.
4. Adopt the findings of the Zoning Administrator.
5. Adopt Mitigated Negative Declaration No. **ENV-2011-1101-MND** as the environmental clearance for this action.

Staff: Susan Whisnant (213) 978-1318

5. **ZA-2012-396-ZV-ZAA-1A**
CEQA: ENV-2012-395-MND
Plan: Wilshire

Council District: 4 – La Bonge
Expiration Date: 9-11-12 Ext.
Appeal Status: ZV further
appealable if approved

PUBLIC HEARING

LOCATION: 5112 MELROSE AVENUE

REQUESTED ACTION:

An Appeal of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Section 12.21-C,5(h) to allow automobile circulation from the less restrictive C2-1 Zone to the more restrictive R3-1 Zone, in lieu of its prohibition; from Section 12.21-G,2 to permit zero square feet of open space in lieu of the 8,757 square feet otherwise required; and pursuant to the provisions of Section 12.28-A of the Code, Zoning Administrator's Adjustments from Section 12.21-C,2(a) to permit a 2-inch building separation and a less-than 10-foot in width passageway, both in lieu of the 10 feet otherwise required; from Section 12.10-C,3 to permit a 5-foot rear yard setback in lieu of the 15 feet otherwise required in the R3 Zone; and from Section 12.14-C,2 to permit a 5-foot side yard setback in lieu of the 6 feet otherwise required of residential uses in the C2 Zone; all in conjunction with the "early "start" construction, use and maintenance of a 49-unit small lot subdivision; and adoption of Mitigated Negative Declaration No. **ENV-2012-395-MND** as the environmental clearance for this action.

Applicant: MREC 5112 Melrose, LLC
Representative: Karig McCloskey, Westcon Engineering, Inc.
Appellant: Robert Blue and Karen Gilman
Representative: Stephen L. Jones, Overton, Lyman & Prince, LLP

RECOMMENDED ACTION:

1. Deny the appeal.
2. Sustain the decision of the Zoning Administrator to approve, pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Section 12.21-C,5(h) to allow automobile circulation from the less restrictive C2-1 Zone to the more restrictive R3-1 Zone, in lieu of its prohibition; from Section 12.21-G,2 to permit zero square feet of open space in lieu of the 8,757 square feet otherwise required and pursuant to the provisions of Section 12.28-A of the Code, Zoning Administrator's Adjustments from Section 12.21-C,2(a) to permit a 2-inch building separation and a less-than 10-foot in width passageway, both in lieu of the 10 feet otherwise required; from Section 12.10-C,3 to permit a 5-foot rear yard setback in lieu of the 15 feet otherwise required in the R3 Zone; and from Section 12.14-C,2 to permit a 5-foot side yard setback in lieu of the 6 feet otherwise required of residential uses in the C2 Zone; all in conjunction with the "early "start" construction, use and maintenance of a 49-unit small lot subdivision.
3. Adopt the findings of the Zoning Administrator.
4. Adopt Mitigated Negative Declaration No. **ENV-2012-395-MND** as the environmental clearance for this action.

Staff: Theodore Irving (213) 978-1366

6. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the **Central, Area Planning Commission** will be held at **4:30 p.m.** on **Tuesday, September 25, 2012** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.